

TO LET

Secure car parking opportunity for 45 vehicles

Lower Guinea Street,
Bristol, BS1 6TJ

- 0.41 acre with 45 car parking spaces
- Located in the heart of Bristol:
 - 0.2 miles from Whapping Wharf,
 - 0.5 miles from Victoria Street and
 - 0.5 miles from Bristol Temple Meads Train Station
- Very close to popular office and leisure destinations such as Portwall Place, Redcliffe Street, the floating harbour and Merchants Quay
- Electricity available on site for lighting and ANPR



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Car Parking, Lower Guinea Street, Bristol

Location

The site is located in the heart of Bristol, close to the floating harbour, Bathurst Basin and Merchants Quay fronting Guinea Street.

The area is home to a mix of historic buildings, hotels, Leisure, Office buildings and the General, which is a recently redeveloped office building delivering high quality residential accommodation.

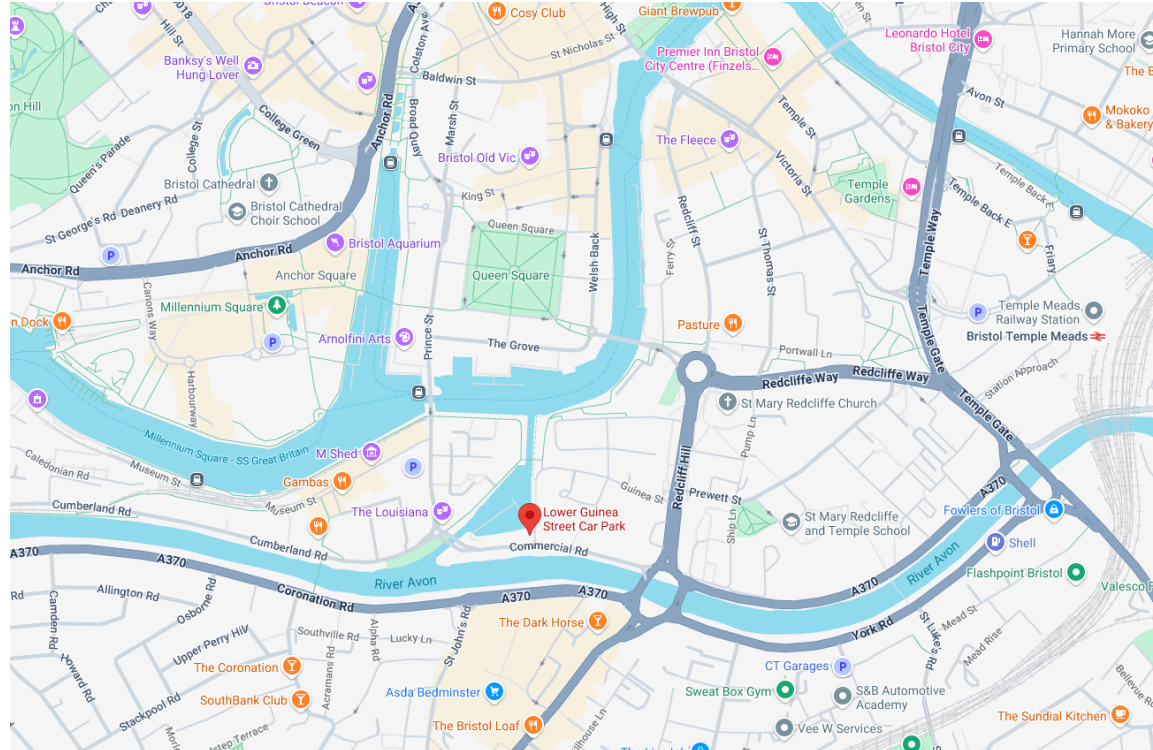
Whapping Wharf – 0.2 miles

Portwall Lane – 0.3 miles

Victoria Street – 0.5 miles

Bristol Temple Meads Train Station – 0.5 miles

The site is located next door to both the Ostrich and The Golden Guinea pubs.



Car Parking, Lower Guinea Street, Bristol

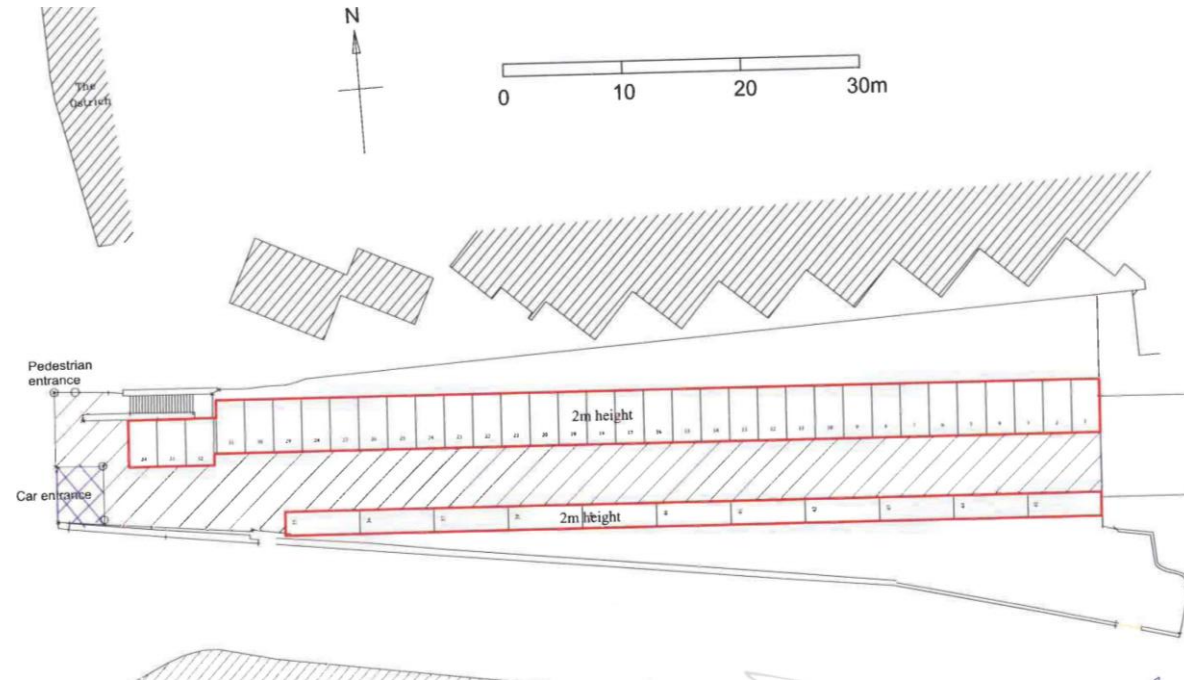
Description

The site is the former railway cutting, leading to the western entrance of the Redcliffe Tunnel with a site area of 0.414 Acres. The site has been in occupation as a car park since 1973 and offers 45 spaces in a secure, convenient and central location.

Available to lease as a whole or in part.

The site is level and benefits from a secure gateway entrance to offer dedicated car parking without the risk of general public access.

Domestic EV charging can be offered as part of the package. Commercial Charge Point Operator leases will be considered for Electric Vehicle operations.



Availability

Tenure

Available on a new FRI Lease.

Rent on application.

Services

Electricity available

Local Authority

Bristol City Council

Legal & Professional Costs

Each party to bear their own costs incurred in the transaction.

Financial Proposals & VAT

Financial Proposals to be submitted to the sole agents and to be expressed exclusive of VAT.

Viewings

Viewings to be arranged by prior appointment via the sole agents.

The Team

For further information or to arrange an inspection of the site, please contact the below:



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SUBJECT TO CONTRACT

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